COLDWELL BANKER
EUROPA REALTY

House Rayol-Canadel-sur-Mer 187 m²



SALE PRICE : 3 150 000 €

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50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

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DESCRIPTION

Ideally situated in a prime location, this elegant property of approximately 190 m² boasts panoramic sea views and is set within 1,700 m² of landscaped grounds. Spread over two floors, the villa offers generous spaces and a harmonious layout, comprising seven rooms including five bedrooms, combining comfort, functionality and a refined lifestyle.

The ground floor comprises an entrance hall, two bedrooms with en-suite bathrooms, a single bedroom, a separate toilet, a utility room and a large garage of approximately 60 m².

Upstairs, the light-filled living areas open out onto the sea. The double living room with open-plan kitchen creates a welcoming space, extended by a pleasant terrace perfect for relaxation.

This level also features two additional en-suite bedrooms, as well as a master bedroom with an en-suite shower room, a bath and a toilet.

Outside, the property charms with its carefully landscaped relaxation areas, including a built-in swimming pool perfectly integrated into its surroundings, offering an ideal setting to fully enjoy the panoramic views.

Thanks to its layout and capacity, this property offers excellent rental potential, with a 6% yield, making it ideal for a high-end seasonal investment.

A rare property, combining location, spaciousness and exceptional views, ideal both as a primary or secondary residence and as a quality investment.

Mer

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FEATURES

Property type:	House	Area:	187.0 m²	Property tax:	€4.00
Number of rooms:	7 rooms	Number of bedrooms:	6 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 56

Greenhouse gas emissions (GHG) index: A 2

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